



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

County Counsel  
Director of Planning

At its meeting held November 23, 2004, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and Negative Declaration relating to property located at 4700 Slauson Ave., in the unincorporated community of Ladera Heights/View Park – Windsor Hills, in the View Park Zoned District, petitioned by United El Segundo, Inc., as further described in the attached letter dated October 18, 2004 from the Director of Planning.

Zone Change Case No. 97-158-(2), from C-2 and R-1  
to C-3-DP

Conditional Use Permit Case No. 97-158-(2), to authorize the replacement of a gas station and lube center facilities with the construction, operation and maintenance of a 24-hour gasoline fueling station, mini-market without off-site sales of beer and wine, and a limited hours drive through automated carwash

Opportunity was given for interested persons to address the Board. No interested persons addressed the Board. No correspondence was presented.

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## 7 (Continued)

Supervisor Burke made the following statement:

“Zone Change and Conditional Use Permit Case Nos. 97-158-(2) are a request to replace a gas station and lube center with a 24-hour gas station, mini-mart and drive through automated car wash. While the case was at the Commission there was some concern regarding the applicant’s initial request to sell beer and wine at the mini-mart. However, that request has been eliminated and the mini-mart will not be authorized to sell any alcoholic beverages. The Regional Planning Commission also limited the hours of operation of the car wash and required comprehensive noise mitigation measures and landscaping to ensure the uses were buffered from the nearby residential community.”

Therefore, on motion of Supervisor Burke, seconded by Supervisor Knabe, unanimously carried, the Board closed the hearing and took the following actions:

1. Considered and adopted the attached Negative Declaration prepared for the project; certified its completion, and determined that there is no substantial evidence that the project will have a significant impact upon the environment; and that the Negative Declaration reflects the independent judgment and analysis of the County;
2. Made a finding that the proposed change of zone is consistent with the Los Angeles County General Plan; and find that the public convenience, the general plan welfare and good zoning practice justify the recommended changes of zone;
3. Indicated its intent to approve Zone Change and Conditional Use Permit Case Nos. 97-158-(2); and
4. Instructed County Counsel to prepare the necessary ordinance, findings and conditions for final approval.

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### Attachments

Copies distributed:

Each Supervisor  
Director of Internal Services  
Interim Director of Public Works  
United El Segundo, Inc.